

GIS REGISTRY INFORMATION

SITE NAME:	North Milwaukee Industrial Center UST Area, Building 400		
BRRTS # and FID #:	02-41-385667, 241014290		
CLOSURE DATE:	26-Jun-03		
STREET ADDRESS:	5023 N 35th Street		
CITY:	Milwaukee		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	686127	Y= 295135

OFF-SOURCE CONTAMINATION (>ES): (if there are more than 2 off-source properties, make a note and attach additional sheet(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
---	------------------------------	--	--

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection):	X=	Y=	
--	----	----	--

IF YES, STREET ADDRESS 2: _____

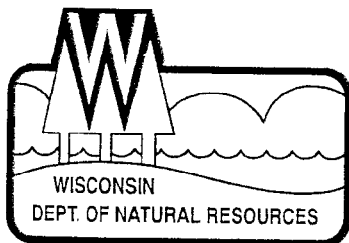
GPS COORDINATES (meters in WTM91 projection):	X=	Y=	
--	----	----	--

CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
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CONTAMINATED MEDIA: (Groundwater, Soil or Both?)	Groundwater
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DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued	x	
Copy of most recent deed, including legal description, for all affected properties	x	
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	x	
County Parcel ID number, if used for county, for all affected properties	x	
Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	x	
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)	x	
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	x	
Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:	na	
Latest groundwater flow/monitoring well location map	x	
Latest extent of contaminant plume map	x	
Geologic cross-sections, if available from SI. (8.5x14" if paper copy)	na	
RP certified statement that legal descriptions are complete and accurate	x	
Copies of off-source notification letters (if applicable)	na	
Letter informing ROW owner of residual contamination (if applicable)	na	
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure.	na	



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
P O Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

June 26, 2003

Mr. Brian Zimmerman
North Milwaukee Industrial Center, LLC
5023 N 35th Street
Milwaukee, WI 53209

Subject: Final Closure for Chlorinated Solvent Groundwater Contamination, Former Gasoline UST Area, Building 400, North Milwaukee Industrial Center, 5023 N 35th St., Milwaukee, WI

FID: 241014290
BRRTS: 02-41-385667

Dear Mr. Zimmerman:

On May 6, 2003, your site, as described above, was reviewed for closure by the Southeast Region (SER) Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 6, 2003, you were notified that the SER Closure Committee had granted conditional closure to this case.

On June 26, 2003 the Department received correspondence indicating that you have complied with the conditions of closure. Groundwater well abandonment forms and waste trip manifests were provided to the Department from Key Engineering Group (Key). Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Admin. Code. The Department considers this case closed and no further investigation, remediation, or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the site on the GIS Registry web page, visit:

<http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Admin. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact

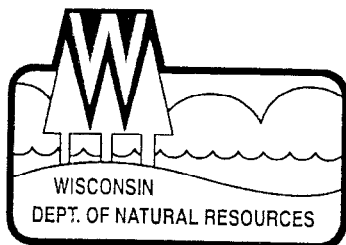
me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8680) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat", with a long horizontal flourish extending to the right.

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Kristopher King, Key Engineering
WDNR SER Files



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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2300 N. Dr. Martin Luther King, Jr. Drive
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Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TTY 414-263-8713

May 6, 2003

Mr. Brian Zimmerman
North Milwaukee Industrial Center, LLC
5023 N 35th Street
Milwaukee, WI 53209

Subject: Conditional Closure for Chlorinated Solvent Groundwater Contamination,
Former Gasoline UST Area, Building 400, North Milwaukee Industrial Center, 5023 N
35th St., Milwaukee, WI

FID: 241014290
BRRTS: 02-41-385667

Dear Mr. Zimmerman:

On May 6, 2003, the Regional Closure Committee reviewed your request for closure of the case described above. The Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Regional Closure Committee has determined that the groundwater contamination from vinyl chloride in groundwater monitoring well MW-2, located at the former gasoline UST removal site, south of Building 400, appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with S. NR 726.05 Wis. Admin. Code and will be closed if the following conditions are satisfied:

1. The monitoring wells (MW-1, MW-2, MW-3, MW-4, and MW-5) associated in this area must be properly abandoned in compliance with ch. NR 141 Wis. Admin. Code. Documentation of well abandonment must be submitted to the Department on Form 3300-5B within 60-days on receipt of this conditional closure letter.
2. Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of, or treated in accordance with the Department of Natural Resources' rules. Please include documentation that any remaining waste and/or soil piles have been removed once that work is completed.

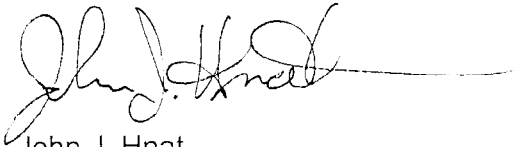
When the Department has received the well abandonment forms and all other applicable documentation, the Department will send you a final closure letter. Your site will be listed on the WDNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. To review the sites on the GIS Registry web page, visit:

<http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that the case may be reopened pursuant to s. NR 726.09 Wis. Admin. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment Program Assistant Vicky Stovall (414-263-8680) at the above address.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Hnat", followed by a horizontal line extending to the right.

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Kristopher King
WDNR SER Files

REEL 3407 506

7019863

STATE BAR OF WISCONSIN FORM 3-1992
QUIT CLAIM DEED

DWIGHT ZIMMERMANN, LLC

REGISTERED OFFICE
MILWAUKEE COUNTY, WI } SS
RECORDED

94 NOV -1 A9:42

QUIT CLAIM TO
NORTH MILWAUKEE INDUSTRIAL CENTER, LLC

REEL 3407 506
MILWAUKEE COUNTY, WI } SS
RECORDED

The following described real estate in Milwaukee County,
State of Wisconsin:

Schloemer Law Office
P.O. Box 176
West Bend, WI 53095

Tax Parcel No: 208-0007-100-4

Grantor's undivided one-third interest in and to:

Lots 7, 8, 10 and the North 45 feet of Lot 11, in Block 1, in Assessor's Plat
No. 105, being a part of the South West 1/4 of Section 36, in Township 8
North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of
Wisconsin.

Exempt under §77.25(6), Wis. Stats.

RECORD 10.00

7019863

This is not
~~homestead~~ homestead property.

Dated: 26th day of October

(SEAL)

By

DWIGHT ZIMMERMANN, LLC

DWIGHT ZIMMERMANN, Member

(SEAL)

(SEAL)

AUTHENTICATION

Signature of Dwight Zimmermann

authenticated on 26 day of October, 19 94

JAMES A. SPELLA

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
ATTY. JAMES A. SPELLA

West Bend, WI 53095

(Signatures of both grantor and grantee, if any, are not necessary.)
A-16874

ACKNOWLEDGMENT

STATE OF WISCONSIN

County:

Personally came before me this day of
19 the above named

to me known to be the person who executed the
foregoing instrument and acknowledge the same.

Notary Public

My Commission is permanent. If not, state expiration
date:

19

QUIT CLAIM DEED

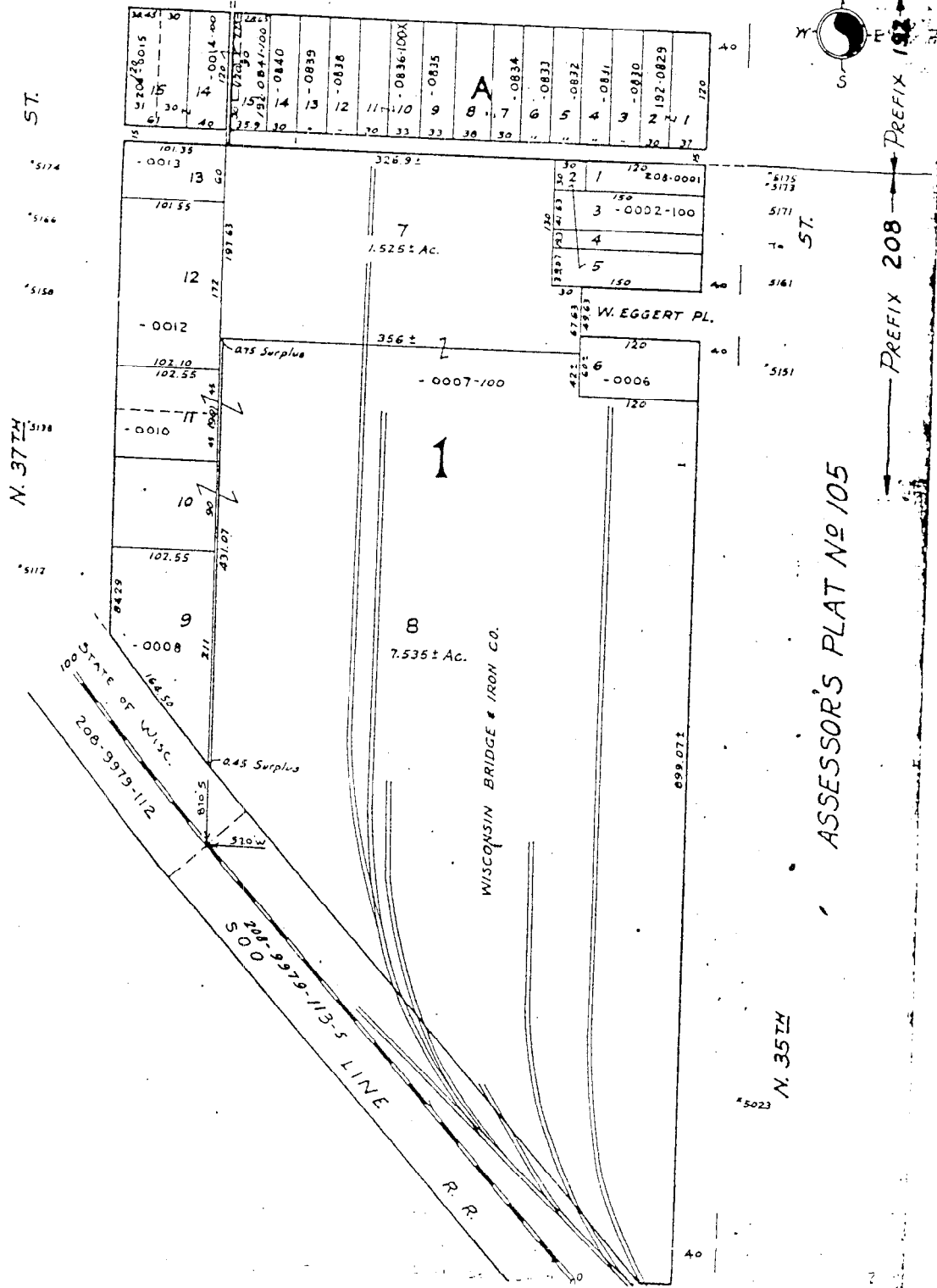
STATE BAR OF WISCONSIN
FORM NO. 3-1992

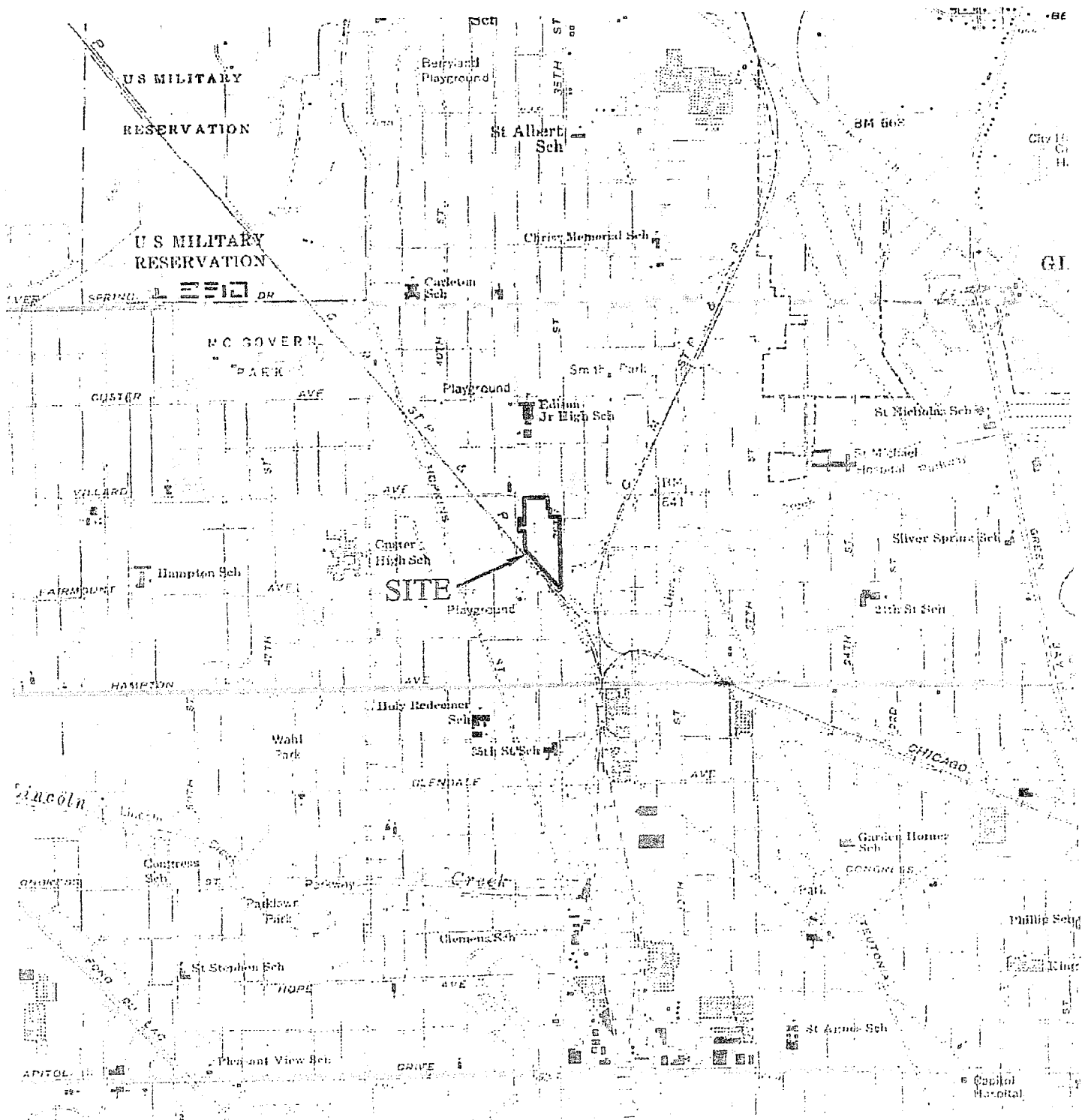
Wisconsin Legal Bank Co. Inc.
Milwaukee, Wis.

Scale 1 inch = 100 ft.
SEP 12 1986

MANUFACTURING PLAT-STATE

SEP 12 1985





SOURCE: USGS Milwaukee, Wisconsin Quadrangle Map
Topographic Map 1958
Photorevised 1971

© 2001 Key Engineering Group Ltd.

0 1000 2000
Feet

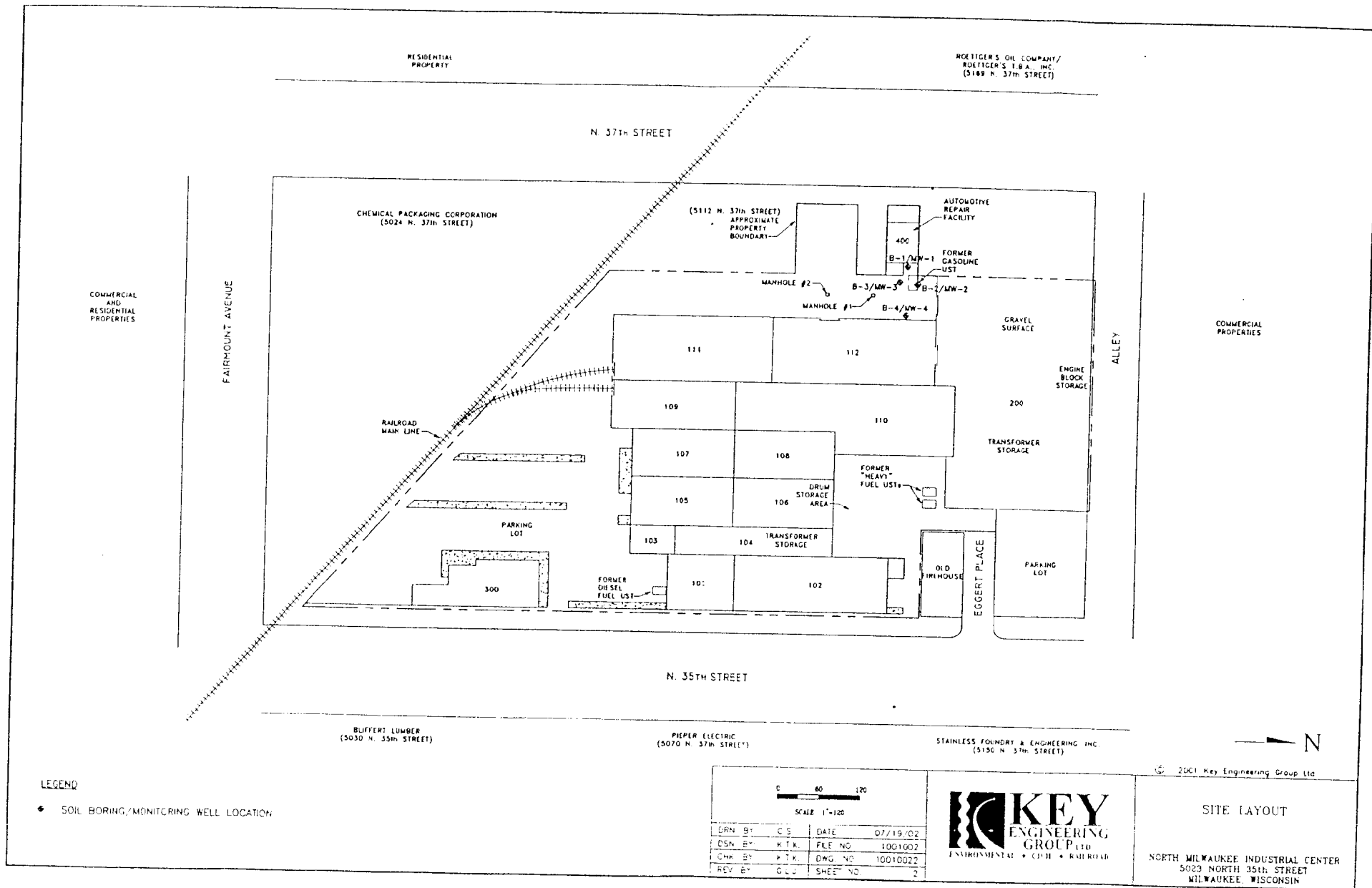
SCALE: 1"=2000'



FIGURE 1
SITE LOCATION MAP

REQUEST FOR CASE CLOSURE/
SITE INVESTIGATION REPORT
NORTH MILWAUKEE INDUSTRIAL CENTER
5023 NORTH 35th STREET
MILWAUKEE, WISCONSIN

DRN. BY:	C.S.	DATE:	09/06/02
DSN. BY:	K.T.K.	FILE NO.:	1001002
CHK. BY:	K.T.K.	DWG. NO.:	10010021
REV. BY:	G.L.J.	SHEET NO.:	1



N. 37TH STREET

APPROXIMATE
PROPERTY
BOUNDARY

400

AUTOMOTIVE
REPAIR
FACILITY

B-1/MW-1

B-3/MW-3

FORMER
GASOLINE
UST

B-2/MW-2

GP-11

MANHOLE #2

MANHOLE #1

B-4/MW-4

LEGEND

◆ SOIL PROBE/MONITORING WELL LOCATION

N

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0 15 30

SCALE 1"=30'

KEY
ENGINEERING
GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD

SITE LAYOUT

NORTH MILWAUKEE INDUSTRIAL CENTER
5023 NORTH 35th STREET
MILWAUKEE, WISCONSIN

DRN. BY	C.S.	DATE:	12/22/01
DSN. BY	K.T.K.	FILE NO.:	1001002
CHK. BY	K.T.K.	DWG. NO.:	10010022
REV. BY	G.L.J.	SHEET NO.:	3

MW-1			
DATE	1/2/02	4/1/02	7/2/02
Pb	--	<	<0.66
VOCs	ND	ND	ND

MW-3			
DATE	1/2/02	4/1/02	7/2/02
Pb	--	1.3 (Q)	<0.66
VOCs	--	ND	ND

MW-2			
DATE	1/2/02	4/1/02	7/2/02
Pb	<	<	<0.66
B	0.22 (Q)	1.3	<0.43
cis-1,2	2.4	0.8	2.9
trans-1,2	<0.25	0.13 (Q)	<0.59
MTBE	<0.45	0.29	<0.49
VC	20	31	6.7

MW-4			
DATE	1/2/02	4/1/02	7/2/02
Pb	<	<	<0.66
n-BB	0.3 (Q)	<0.11	<0.34
TCE	0.31 (Q)	<0.13	<0.73

NOTES:
 VOCs: VOLATILE ORGANIC COMPOUNDS, ug/L
 n-BB: n-BUTYLBENZENE, ug/L
 B: BENZENE, ug/L
 cis-1,2: cis-1,2-DICHLOROETHENE, ug/L
 trans-1,2: trans-1,2-DICHLOROETHENE, ug/L
 MTBE: METHYL TERT-BUTYL ETHER, ug/L
 TCE: TRICHLOROETHENE, ug/L
 VC: VINYL CHLORIDE, ug/L
 Pb: TOTAL LEAD, ug/L
 ug/kg: MICROGRAMS PER LITER
 <: LESS THAN
 (Q): CONCENTRATION BETWEEN LIMIT OF DETECTION
 AND LIMIT OF QUANTITATION
 ND: NOT DETECTED ABOVE LABORATORY METHOD
 DETECTION LIMITS
 --: NOT ANALYZED

LEGEND

⊕ SOIL PROBE LOCATION

1.3 CONCENTRATION EXCEEDS NR 140 PREVENTIVE ACTION LIMIT

20 CONCENTRATION EXCEEDS NR 140 ENFORCEMENT STANDARD

0 15 30
 SCALE 1"=30'



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SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

NORTH MILWAUKEE INDUSTRIAL CENTER
 5023 NORTH 35th STREET
 MILWAUKEE, WISCONSIN

DRN. BY	C.S.	DATE:	07/18/02
DSN. BY	K.T.K.	FILE NO:	1001002
CHK. BY	K.T.K.	DWG. NO:	10010022
REV. BY	G.L.J.	SHEET NO:	3

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

SITE INVESTIGATION REPORT

NORTH MILWAUKEE INDUSTRIAL CENTER
5023 North 35th Street
Milwaukee, Wisconsin

MW-1 Top of Well Screen * (ft) : 90.46								
Sample Date	Lead	Benzene	n-Butylbenzene	cis-1,2 - Dichloroethene	trans-1,2 - Dichloroethene	Length of Well Screen (ft) : 10		
1/2/02	---	<0.21	<0.13	<0.21	<0.25	MTBE	Trichloroethene	Vinyl Chloride
4/1/02	<1	<0.08	<0.11	<0.11	<0.11	<0.46	<0.24	<0.25
7/2/02	<0.66	<0.43	<0.34	<0.53	<0.59	<0.07	<0.13	<0.16
MW-2 Top of Well Screen * (ft) : 92.50								
1/2/02	<1	0.22 J	<0.13	2.4	<0.25	<0.46	<0.24	<0.12
4/1/02	<1	1.3	<0.11	6.8	0.13 J	0.29	<0.13	20
7/2/02	<0.66	<0.43	<0.34	2.9	<0.59	<0.49	<0.73	31
MW-3 Top of Well Screen * (ft) : 85.58								
1/2/02	---	---	---	---	---	<0.49	<0.73	8.7
4/1/02	1.3 J	<0.08	<0.11	<0.11	<0.11	<0.07	<0.13	<0.16
7/2/02	<0.66	<0.43	<0.34	<0.53	<0.59	<0.49	<0.73	<0.12
MW-4 Top of Well Screen * (ft) : 91.54								
1/2/02	<1	<0.21	0.3 J	<0.21	<0.25	<0.46	0.31 J	<0.25
4/1/02	<1	<0.08	<0.11	<0.11	<0.11	<0.07	<0.13	<0.16
7/2/02	<0.66	<0.43	<0.34	<0.53	<0.59	<0.49	<0.73	<0.12
NR 140 ES	15	5	---	70	100	60	5	0.2
NR 140 PAL	5	0.5	---	7	20	12	0.5	0.02

Notes:

Bold concentrations exceed NR 140 ES

Italicized concentrations exceed NR 140 PAL

* Relative to a site benchmark with an assumed elevation of 100.00

--- - not analyzed or no standard established

ES - NR 140 enforcement standard

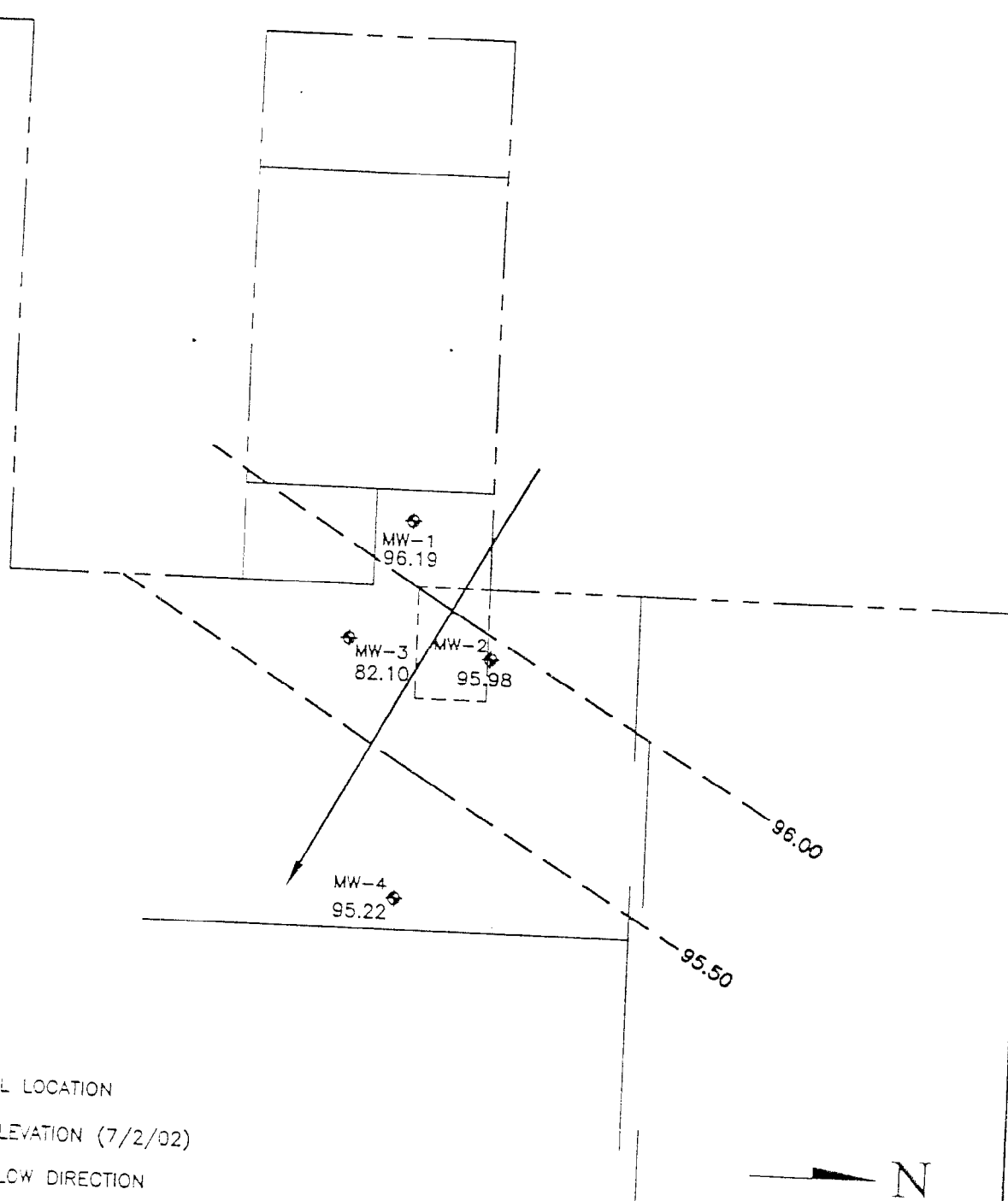
ft - feet

MTBE - methyl tert-butyl ether

PAL - NR 140 preventive action limit

µg/l - micrograms per liter

6



LEGEND

- ⊕ MONITORING WELL LOCATION
- 96.19 GROUNDWATER ELEVATION (7/2/02)
- GROUNDWATER FLOW DIRECTION

0 15 30
SCALE 1"=30'



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GROUNDWATER ELEVATION CONTOUR
MAP (JULY 3, 2002)

NORTH MILWAUKEE INDUSTRIAL CENTER
5023 NORTH 35th STREET
MILWAUKEE, WISCONSIN

DRN. BY:	C.S.	DATE:	07/18/02
DSN. BY:	K.T.K.	FILE NO.:	1001002
CHK. BY:	K.T.K.	DWG. NO.:	10010022
REV. BY:	G.L.J.	SHEET NO.:	3

MW-1			
DATE	1/2/02	4/1/02	7/2/02
Pb	--	<1	<0.88
VOCs	ND	ND	ND

MW-3			
DATE	1/2/02	4/1/02	7/2/02
Pb	--	1.8 (Q)	<0.88
VOCs	--	ND	ND

MW-1

MW-3

MW-2

MW-2			
DATE	1/2/02	4/1/02	7/2/02
Pb	<1	<1	<0.88
B	0.22 (Q)	1.2	<0.43
cis-1,2	2.4	6.8	2.9
trans-1,2	<0.25	0.13 (Q)	<0.59
MTBE	<0.46	0.29	<0.49
VC	20	31	8.7

MW-4

MW-4			
DATE	1/2/02	4/1/02	7/2/02
Pb	<1	<1	<0.88
n-BB	0.3 (Q)	<0.11	<0.34
TCE	0.31 (Q)	<0.13	<0.79

NOTES:

VOCs: VOLATILE ORGANIC COMPOUNDS, ug/L

n-BB: n-BUTYLBENZENE, ug/L

B: BENZENE, ug/L

cis-1,2: cis-1,2-DICHLOROETHENE, ug/L

trans-1,2: trans-1,2-DICHLOROETHENE, ug/L

MTBE: METHYL TERT-BUTYL ETHER, ug/L

TCE: TRICHLOROETHENE, ug/L

VC: VINYL CHLORIDE, ug/L

Pb: TOTAL LEAD, ug/L

ug/kg: MICROGRAMS PER LITER

<: LESS THAN

(Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTITATION

ND: NOT DETECTED ABOVE LABORATORY METHOD DETECTION LIMITS

--: NOT ANALYZED

LEGEND

⊕ SOIL PROBE LOCATION

1.2 CONCENTRATION EXCEEDS NR 140 PREVENTIVE ACTION LIMIT

20 CONCENTRATION EXCEEDS NR 140 ENFORCEMENT STANDARD

0 15 30

SCALE 1"=30'



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SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

NORTH MILWAUKEE INDUSTRIAL CENTER
5023 NORTH 35th STREET
MILWAUKEE, WISCONSIN

DRN. BY:	C.S.	DATE:	07/18/02
DSN. BY:	K.T.K.	FILE NO.:	1001002
CHK. BY:	K.T.K.	DWG. NO.:	10010022
REV. BY:	G.L.J.	SHEET NO.:	3

October 10, 2002

Program Assistant
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
2300 North Dr. Martin Luther King, Jr. Drive
Post Office Box 12436
Milwaukee, Wisconsin 53212

Reference: *Geographic Information System Registry*
Former Gasoline Underground Storage Tank Area
North Milwaukee Industrial Center
5023 North 35th Street
Milwaukee, Wisconsin 53209
WDNR BRRTS #: 03-41-283959
WDNR FID #: 241014290
Milwaukee County PIN #: 208-0007-100-4

To Whom it May Concern:

I, Dwight Zimmermann, do hereby declare to the best of my knowledge that the following legal property description represents completely and accurately the above referenced property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Lots 7, 8, 10 and the North 45 feet of Lot 11, in Block 1, in Assessor's Plat No. 105, being a part of the South West ¼ of Section 36, in Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee,

Please find a copy of the property deed for the above referenced property and a recorded plat map attached.

Signed: 

Dwight Zimmermann

Date: 10-22-02